150.0	0005	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,055,300 / 1,055,300
					USE VALUE:	1,055,300 / 1,055,300
					ASSESSED:	1,055,300 / 1,055,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		KENILWORTH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BARGER NEILL & RACHEL/TRUSTEES	
Owner 2:	NEILL & RACHEL BARGER REVOCABL	
Owner 3:	TRUST	
Street 1:	48 KENILWORTH RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	BARGER GORDON NEILL -
Owner 2:	BARGER RACHEL -
Street 1:	48 KENILWORTH RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,327 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1933, having primarily Wood Shingle Exterior and 2344 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8327.000	519,000	500	535,800	1,055,300
Total Card	0.191	519,000	500	535,800	1,055,300
Total Parcel	0.191	519,000	500	535,800	1,055,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 450.21 | /Parcel: 450.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 99280
GIS Ref:
GIS Ref:
Insp Date: 06/09/18

PREVIOUS ASSESSMENT

Parcel ID: 150.0-0005-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	519,000	500	8,327.	535,800	1,055,300	1,055,300	Year End Roll	12/18/2019
2019	101	FV	428,800	600	8,327.	502,400	931,800	931,800	Year End Roll	1/3/2019
2018	101	FV	427,900	600	8,327.	415,300	843,800	843,800	Year End Roll	12/20/2017
2017	101	FV	427,900	600	8,327.	381,800	810,300	810,300	Year End Roll	1/3/2017
2016	101	FV	427,900	600	8,327.	348,300	776,800	776,800	Year End	1/4/2016
2015	101	FV	376,600	600	8,327.	341,600	718,800	718,800	Year End Roll	12/11/2014
2014	101	FV	376,600	600	8,327.	317,500	694,700	694,700	Year End Roll	12/16/2013
2013	101	FV	376,600	600	8,327.	302,100	679,300	679,300		12/13/2012

!11767!

PRINT

Date	Time
12/11/20	01:54:12

LAST REV

Date	Time
06/25/18	10:07:55

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11767

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BARGER GORDON N	68269-34		10/25/2016	Convenience	1	No	No		
BUSH ARTHUR H &	53866-286		11/19/2009		665,000	No	No		
BUSH ARTHUR	28692-177		6/10/1998	Family	1	No	No		F

USER DEFINED

Prior Id # 1:	99280
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/7/2017	386	Inter Fi	8,800	C				
8/12/2015	1103	Insulate	9,504		8/12/2015			Air sealing and in
4/9/2010	285	Add Bath	69,500	C				REPLACE OLD KIT WI

ACTIVITY INFORMATION

Date	Result	By	Name
6/9/2018	MEAS&NOTICE	HS	Hanne S
6/30/2010	Info Fm Prmt	BR	B Rossignol
11/5/2008	Meas/Inspect	189	PATRIOT
1/18/2000	Inspected	276	PATRIOT
12/7/1999	Mailer Sent		
11/22/1999	Measured	268	PATRIOT
7/19/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8327		Sq. Ft.	Site		0	80.	0.80	9									535,846						535,800	

Total AC/HA: 0.19116 | Total SF/SM: 8327 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 535,846 | Spl Credit | Total: 535,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	30	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED BRICK VEN & YEL		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1933	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.23011041
Const Adj.:	0.99881017
Adj $ / SQ:	153.581
Other Features:	129822
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	544071
Depreciation:	25027
Depreciated Total:	519043

COMMENTS

OF= SINK IN BMT & XTRA SHOWER IN FBTH..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9			BRs: 4				Baths: 2		HB 1		

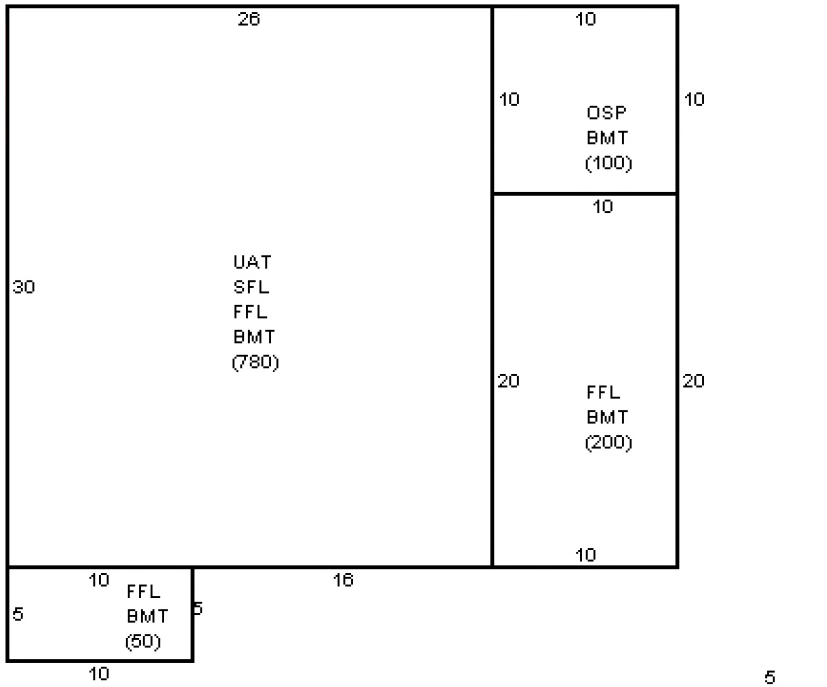
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	168.94
Special Features:	0	Val/Su Net:	160.43
Final Total:	519000	Val/Su SzAd	286.74

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,130	55.060	62,216
FFL	First Floor	1,030	153.580	158,188
SFL	Second Floor	780	153.580	119,793
UAT	Upper Attic	195	107.510	20,964
OSP	Screen Porch	100	36.260	3,626

Net Sketched Area:	3,235			Total:	364,787
Size Ad	1810	Gross Are	3820	FinArea	2344

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

150.0-0005-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	14X13	F	FR	1993	3.88	T	26	101			500			500
2	Frame Shed	D	Y	1	8X8	F	FR	1980	0.00	T	39	101						

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500